



Clark County Development News

Clark County Community Development

2009 Third and Fourth Quarter



Jim Muir
Chief Building Official

Commitment to service

The Building Safety Program continues to be dedicated to providing the best possible service. Several years ago, we set a goal to complete all scheduled inspections within one day. We were successful in meeting this goal for a number of years and continue to strive to meet it. This is a bigger challenge today. If it appears that there will be a challenge to making an inspection or honoring a special request, our inspection staff communicates this information as early as possible. We appreciate the cooperation we have received from the building community with this program, and ask that if you have a challenge, let your inspector know as soon as possible.

In order to continue to provide a high level of service to our customers, we made a small change to the inspection request system. Inspections completed the next day must now be called in on the IVR (automated request line) or scheduled on the Web by 10 p.m. the night before. Previously we accepted calls until 7 a.m. of the same day; this procedure resulted in changed inspection schedules and challenges to continuing this level of service.

In the Permit Center, we have had a new schedule for more than a year and while it has been an adjustment for many it has allowed us to maintain our service expectations. While our counter hours are reduced, a customer can still make an appointment outside of those hours. In July, we handed off cashiering duties to the combined cashier lobby on the second floor. This is a change that has required a bit of getting used to, but a central cashier is a more efficient business model. Once again we thank you for patience during this change.

In the interest of improving our service, we invite you to make suggestions of how to improve service and customer relationships.



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Real Estate Sales Activity

The Regional Multiple Listing Service "Market Action" report covers the Portland market that includes Clark County. In August 2008 it changed from reporting the average number of days a single-family dwelling was for sale during a current listing to the average **total** number of days a home is on the market for consecutive listings when the time in between re-listing is 31 days or less. The total market time does not include the days the property was off the market.

For September 2009 the average total market time in Clark County was 150 days from listing to acceptance of an offer. In the Portland Metro area the average total market time was 131 days. At the end of the fourth quarter 2009 the average total market time was 145 days. Average total market time was 144 days in the Portland metro area.

In Clark County the average sales price decreased 16 percent when comparing September 2008 to September 2009. In September 2009 it was \$232,200 compared to September 2008 when it was \$241,200. In Clark County the least expensive homes were in Central Vancouver (\$145,000) while the most expensive homes were in Brush Prairie/Hockinson (\$285,000).

At the end of the fourth quarter the average sales price was \$244,400. That is about a 5 percent decrease from December 2008 when it was \$257,700. In Clark County the most expensive homes were in Brush Prairie/Hockinson (\$324,000) and Central Vancouver continues to have the least expensive homes (\$163,500).

In-migration

According to the Washington State Department of Licensing there were 3,184 drivers that moved into Clark County during the third quarter 2009 compared to 3,518 in the third quarter 2008. This represents a 10 percent decline in the number of out-of-state driver's licenses that were turned in.

In the fourth quarter 2009 3,134 drivers surrendered their out-of-state licenses. This is about a 4 percent increase from the fourth quarter 2008 when 3,001 drivers moved to Clark County.

Hazel Nut Grove
Townhomes

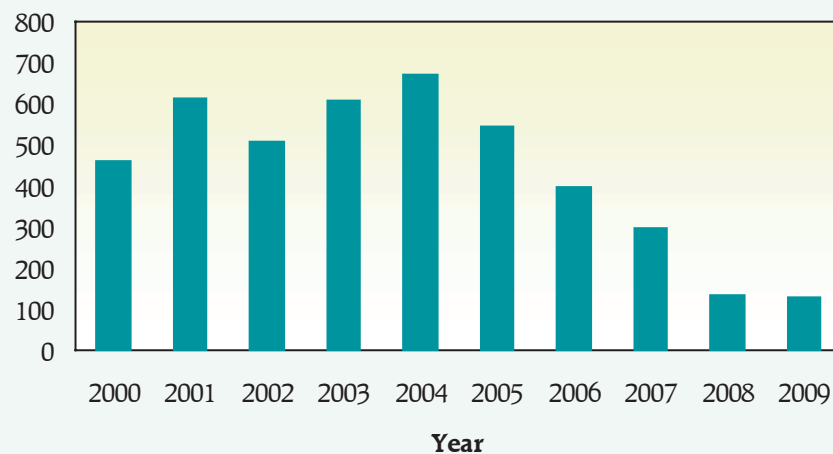


Development Activity

Third Quarter Single Family Residential Permits

- In the third quarter 2009 there were 126 permits issued compared to 130 permits issued in the third quarter 2008. That is a 3 percent decrease.
- The historical average for this quarter 2000 through 2009 is 433 permits.

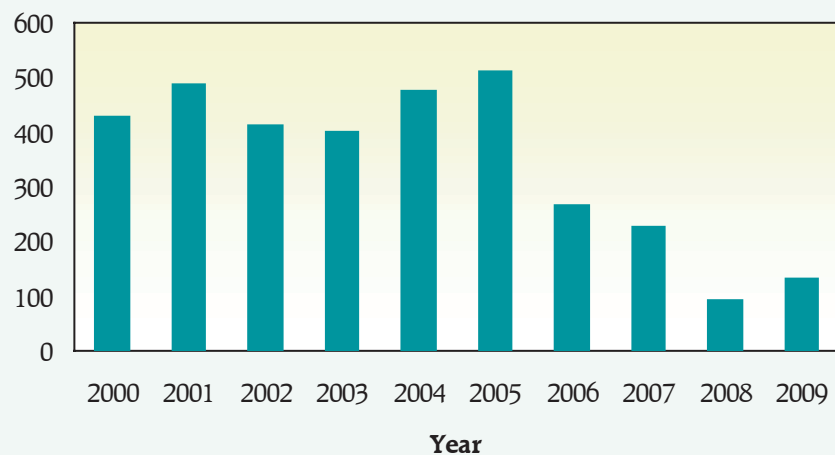
Q3 Single Family Residential Permits



Fourth Quarter Single Family Residential Permits

- There was a 44 percent increase in the number of permits issued compared to the fourth quarter 2008. In the fourth quarter 2009, 131 permit were issued while 91 permits were issued in the fourth quarter 2008.
- The historical average is 342 permits for this quarter 2000 through 2009.

Q4 Single Family Residential Permits



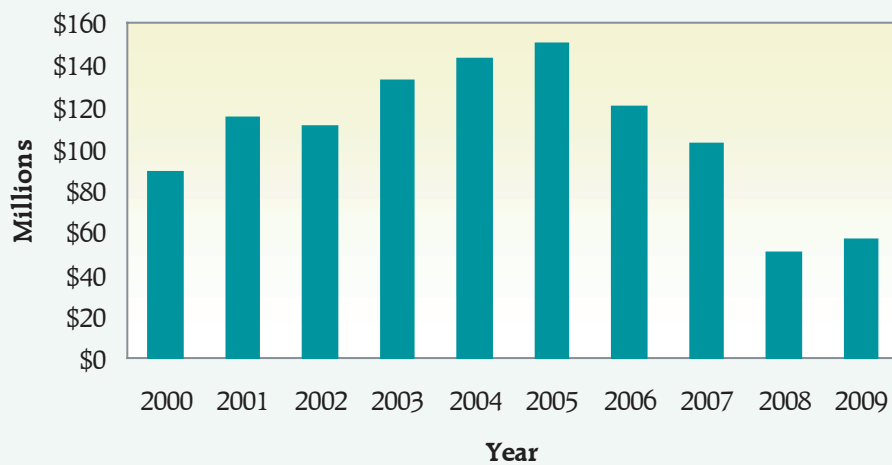
Hockinson Meadows
Community Park



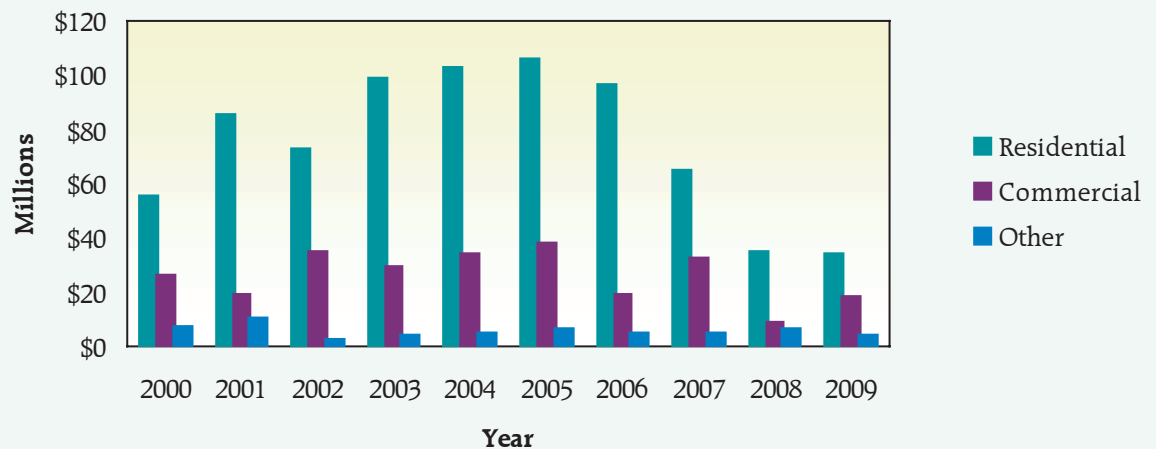
Third Quarter Construction Valuations

- Total construction valuation for the third quarter 2009 was \$56 million which is up 12 percent compared to the same quarter in 2008 when it was \$50 million. Historical construction valuation for the third quarter 2000 through 2009 is \$106 million.
- Thirty-two percent of the total construction valuation for this quarter was commercial projects. Commercial construction valuation was \$18 million in the third quarter 2009. This is a 100 percent increase from 2008 when commercial construction valuation was \$9 million.
- Residential construction valuation was \$34 million this quarter compared to \$35 million in the third quarter 2008. When comparing third quarter 2009 to third quarter 2008 there was a 3 percent decrease in residential construction valuation.

Q3 Construction Valuation



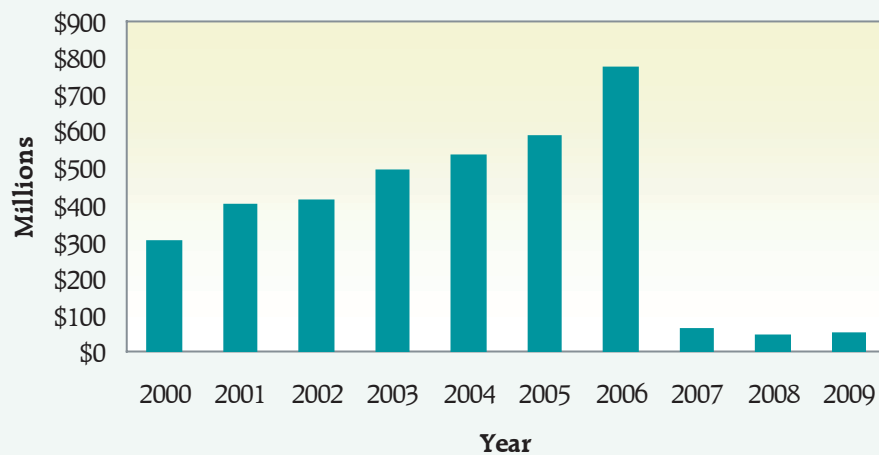
Q3 Construction Valuation Mix



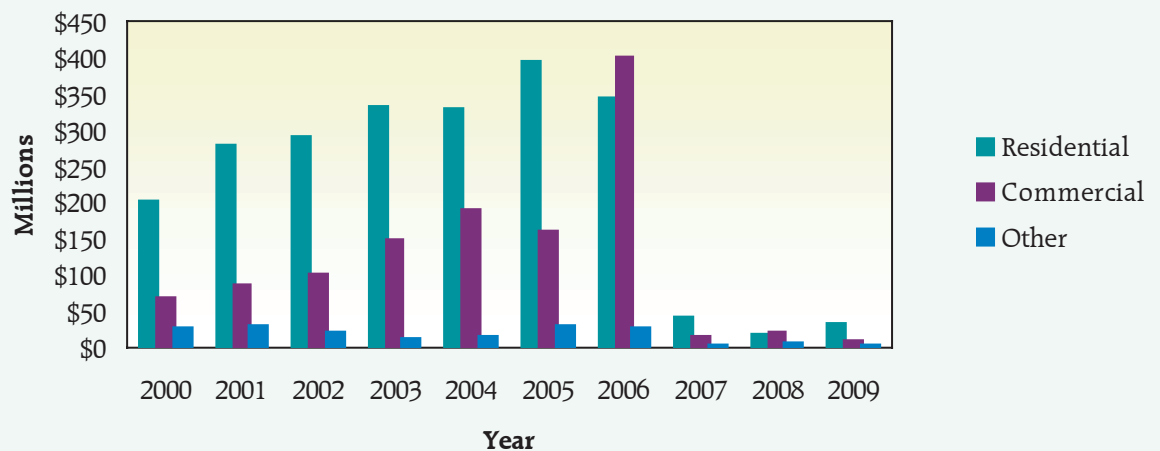
Fourth Quarter Construction Valuations

- Total construction valuation is up 7 percent from the fourth quarter 2008. It was \$44 million for that quarter and is \$47 million for the fourth quarter 2009. Historical construction valuation for the fourth quarter 2000 through 2009 is \$363 million.
- Fourth quarter commercial construction valuation was \$10 million. This is a 52 percent decrease from 2009 when it was \$21 million. Twenty-one percent of the total valuation for this quarter is commercial projects.
- There was a 94 percent increase in valuation for residential construction in the fourth quarter 2009 when compared to the fourth quarter 2008. Residential construction valuation totaled \$33 million for the fourth quarter 2009 while in the fourth quarter 2008 it was \$17 million.

Q4 Total Construction Valuation



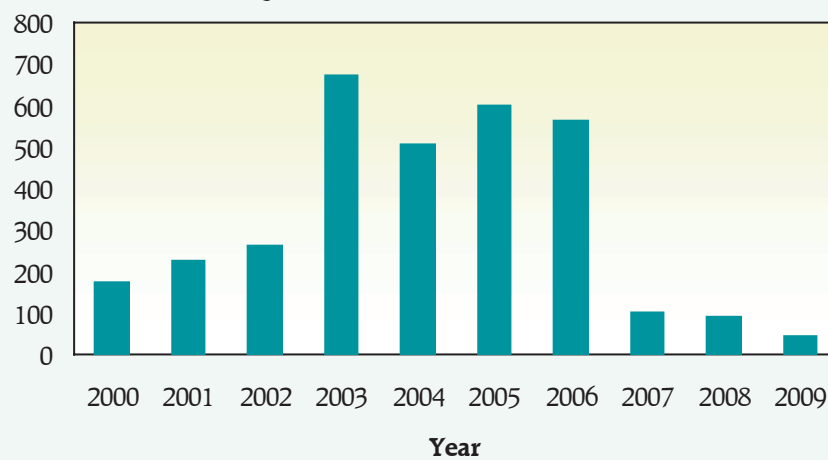
Q4 Construction Valuation Mix



Third Quarter Land Division Lots

- There were 41 lots approved in the third quarter 2009 quarter compared to 89 lots in the third quarter 2008. This is a decrease of 54 percent.
- The historical average for the third quarter 2000 through 2009 is 321 approved lots.

Q3 Land Division Lots

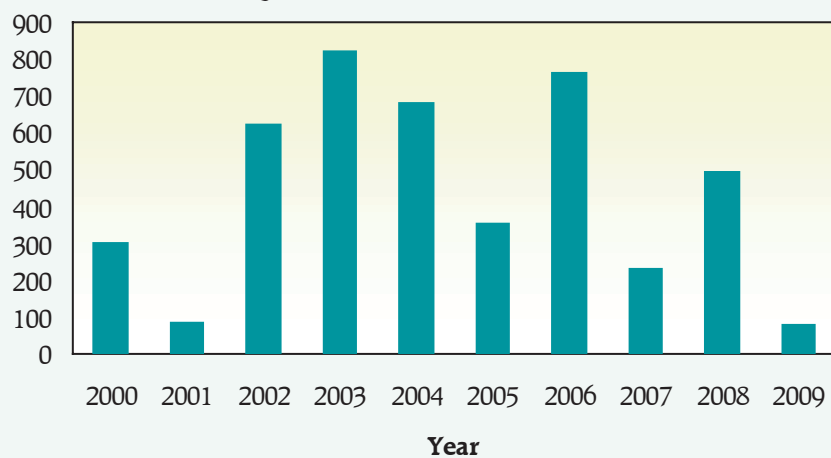


Development Activity through Third Quarter 2008			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2009 YTD	285	127	447
2008	592	235	1023
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972

Fourth Quarter Land Division Lots

- Seventy-five new approved land division lots were approved in the fourth quarter 2009 which is an 84 percent decrease from the fourth quarter 2008. There were 488 lots approved in the fourth quarter 2008.
- The historical average for the fourth quarter 2000 through 2009 is 440 approved lots.

Q4 Land Division Lots



Development Activity First through Fourth Quarter 2009			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2009	415	173	519
2008	592	235	1023
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972



Winco in Bowyer
Marketplace

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Whether your idea is for a small adjustment or a major change, please contact Jim Muir, Chief Building Official at (360) 397-2375 ext. 2470 or jim.muir@clark.wa.gov.



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360) 397-2025
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

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